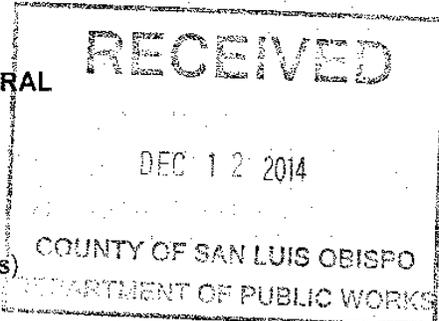




FLH  
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 12/11/2014

TO: PW

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)  
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00058 HEMME - Proposed minor use permit for an addition of 618 sf to an existing single family residence, plus a 463 sf deck addition. Site location is 1835 Orville Ave, Cambria. APNs: 024-152-003, -017, and -023.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

see attached

12-19-14  
Date

*Ann Paul*  
Name

5271  
Phone



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

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**MEMORANDUM**

Date: December 19, 2014  
To: Megan Martin, Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2014-00058, Hemme MUP, Oroville Ave, Cambria, APN 024-152-003**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

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**Public Works Comments:**

- A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Section 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- B. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

**Recommended Project Conditions of Approval:**

**Access**

1. **At the time of application for construction permits**, if necessary, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to re-construct the project access driveway in accordance with County Public Improvement Standards.

**Drainage**

2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
3. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.



**CAMBRIA COMMUNITY SERVICES DISTRICT**

1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428  
 Telephone (805) 927-6223 • FAX (805) 927-5584

**CONFIRMATION OF WATER & SEWER AVAILABILITY  
 FOR REMODEL OR TRANSFER OF EXISTING ACTIVE SERVICE**

<b>Applicant(s):</b>	Gary & Susan Hemme	<b>Date:</b>	12/1/2014
<b>Mailing Address:</b>	1835 Orville Ave Cambria, CA 93428	<b>Current Service type:</b>	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family # units <input type="checkbox"/> Commercial
<b>Service Location:</b>	1835 Orville Ave		
<b>APN:</b>	024.152.017/024.152.003/024.152.023		

<b>Project description:</b>	Remodel Existing SFR home. 618 SF Addition to home, 463 SF deck addition, and a remodel of the existing kitchen area. No new water fixtures are being added.
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Sewer and Water Impact Fees*			Approval Conditions	Required if X'd:
Application fee	\$55.00	55.00	Owner must provide District with a copy of county <b>building permit</b> issued for this project.	X
Water/Sewer Plan Review	\$110.00	110.00		
Initial Water Inspection	\$99.50	99.50	All Existing and New water fixtures must meet current standards under Title 4 of District Code. (CCSD plumbing code is more stringent than the 2010 CA Green Plumbing Code. Contact our office for more information.)	X
Final Water Inspection	\$49.75	0.00		
Fire Plan Review	\$350.00	350.00		
Fire Sprinkler System Review	\$250.00			
0	Additional Toilet(s)	@ \$400	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	
0	Additional Kitchen or Lavatory Sink(s)	@ \$400	Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. <b>PLEASE CALL 927-6223 FOR INSPECTION.</b>	X
0	Additional Tub, Shower or Laundry	@ \$800	Requires <b>PARCEL MERGER</b> to allow water service across lot line. Project cannot be signed off until the merger is approved.	X
0	Additional Bar or Utility Sink(s)	@ \$200	Under District regulations, Remodels <b>must not change the existing water service status of the property by creating additional separate dwelling units.</b> <b>WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.</b>	X
0	Washing Machine	@ \$400		
Total				
■ Paid in full on 11/26/2014		\$664.25		

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said Project is Authorized with Conditions as Indicated Above:

By:   
 Bob Gresens-CCSD Engineer RG/cu

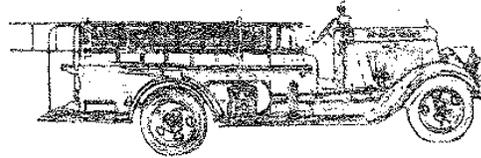
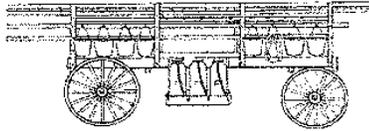
CC: Fire Prevention Officer

FOR DISTRICT USE

Approved Fixtures (post-remodel):		Retrofit Code:	Retrofit needed
Toilets	2		
Kitchen & Lavatory Sinks	4		
Tubs and/or Showers	2	Bldg. Permit received:	
Clothes Washer	1		
Bar or Utility Sinks	0	Final Inspection date:	

# CAMBRIA FIRE DEPARTMENT

Established 1887



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Mark Miller, Fire Chief  
2850 Burton Drive • Cambria, CA. 93428  
Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

## FIRE PLAN REVIEW

Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

Date: **December 4, 2014**

\*This Project Requires Water Letter - YES

Building owners Name: **Gary and Susan Hemme**

Project Address: **1835 Orville Ave**

Project type: **Remodel / Addition**

Building Permit Number: **Pending**

APN# **024-152-017, 003, 023**

Square Footage of Existing Structure: **2175 SqFt**

Square Foot of Proposed Addition: **618 SqFt**

Sprinkler System required: **No**

24-hour supervised monitored system required: **No, if under 70 heads**

Nearest Fire Hydrant: **Orville and Burton Drive - 1500+ GPM**

Driveway Access: **N/A** Turnarounds required: **No**

**Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.**

Conditions of approval: See attached \*\*\* *Be aware that the removal of 50% or more interior drywall during remodel project will trigger requirement for fire sprinklers.*

Mark Miller  
Fire Chief

*"Automatic Fire Sprinklers Save Lives!"*

**505.9 Exterior Doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 ¾ inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle-access doors.

**505.10 Vents.** Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

**505.11 Detached Accessory Structures.** Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

**EXCEPTION:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

#### **Hazardous Fuel Abatement**

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

#### **Defensible Space**

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

#### **Maintenance of Defensible Space**

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2

**SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION**

**505.1 General.** Class-2 ignition-resistant construction shall be in accordance with Section 505.

**504.2 Roof Covering.** Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

**505.3 Protection of Eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of ¾ inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

**505.4 Gutters and Downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**505.5 Exterior Walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

**505.6 Unenclosed Under floor Protection.** Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

**DECKING SURFACES AND UNDER FLOOR PROTECTION**

**1. Decking**

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

**2. Floor Projections, under floor areas**

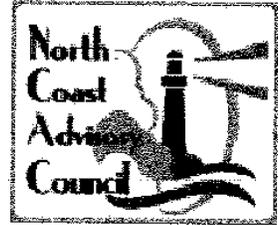
The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

**505.8 Exterior Glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

RECEIVED

FEB 3 2015

PLANNING & BUILDING



P.O.Box 533  
Cambria, CA 93428  
(805) 924-1930

[www.northcoastadvisorycouncil.org](http://www.northcoastadvisorycouncil.org)

January 27, 2014

Airlin Singewald  
County of San Luis Obispo Planning Department  
976 Osos Street #300  
San Luis Obispo, CA 93408

**RE: DRC 2014-00058 HEMME APN 024-152-003/017/023**

Proposed minor use permit for a 618 square foot addition to a single family residence, plus 463 square feet of deck addition at 1835 Oroville Ave., Cambria.

The North Coast Advisory Council met on January 21, 2015 and unanimously approved this project with the following conditions:

- No new water fixtures
- 8 Monterey Pines to be planted on site
- Drainage issues resolved
- Grading/construction limited to dry season

Respectfully,

A handwritten signature in black ink, appearing to read "Bruce Fosdike", is written over a light blue horizontal line.

Bruce Fosdike  
NCAC Chairperson

BF/lh

*The NCAC strives to develop a unified, cooperative effort among individuals, organizations and public jurisdictions.*